



HAROLD LUCAS, ESQ.
EXECUTIVE DIRECTOR

January 14, ²⁰⁰⁴~~2003~~

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Honorable Dickinson R. Debevoise
M.L. King Jr., Federal Bldg. And Courthouse
Room 5083
50 Walnut Street
Newark, New Jersey 07102

Subject: Newark Coalition for Low Income Housing vs.
Housing Authority et al.
Quarterly Construction Report; Update January 14, 2004
New Construction Report

Dear Judge Debevoise:

Enclosed please find a copy of the Authority's construction report for January 14, 2004 provided pursuant to the provisions of the Court Orders in the subject case. If you have any questions, we will be prepared to discuss this report at the hearing on January 21, 2004.

Respectfully submitted,

Frank L. Armour
General Counsel

FA:g
Enclosure

c: Harold Lucas
John Dubin, Esq.
Gustav Henninghurg ✓
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NEW TOWNHOUSE CONSTRUCTION QUARTERLY STATUS REPORT

January 14, 2004

This is the current status report of the Authority's development pursuant to the Court Order in the Newark Coalition for Low Income Housing vs. the Housing Authority of the City of Newark and HUD.

The following New Developments are complete:

Project NJ 2-39, Betty Shabazz Village; (124 Units)

Project NJ 2-40, Serenity; (100 Units)

Project NJ 2-41, Oscar Miles Village; (199 Units)

Project NJ 2-42, (194 Units)

Project NJ 2-43, (100 Units)

Project NJ 2-44, Rosario Villa; (94 Units)

Project NJ 2-45, (100 Units)

Project NJ 2-46, (96 Units)

Project NJ 2-48 (96 Units)

Project NJ 2-51, Mt. Pleasant Estates; (42 Units)

Project NJ 2-52, Wynona Lipman Gardens; (300 Units)

Total: 1445 Units

Project NJ 2-47; Century 21 Development Co.

This Project consists of 100 units of housing and a community building between Madison Avenue, Peshine Avenue, West Alpine Street, and Irvine Turner Blvd. Century 21 Development Co. was designated the Developer on September 27, 2002. The Authority and the Developer executed the Turnkey Contract of Sale that was approved by HUD on June 4, 2003. The Project is being conducted in three stages under a ground lease of land owned by the Authority. All of the units in Stages 1 are fully framed and bricked. Substantially all of the framing is completed on Stage 2. Internal work is progressing on both Stages. Excavation is commencing on Stage 3. The Developer is on schedule to complete the first Stage by Summer 2004. The entire project is on schedule and should be completed by the end of 2004.

Project NJ 2-48; Century 21 Development Co.

This project consists of 96 units and a community building in the South Ward Industrial Park Area between Clinton Avenue and Hawthorne Avenue. The Authority designated Century 21 Development Co. as the developer of this project. The Project has been fully completed. The Authority closed title on the final stage in October, 2003. The Project is fully occupied.

Project NJ 2-49.

This project consists of 88 units and a community building to be built on South Twelfth Street, Peshine Avenue, Jelliff Avenue, Hunterdon Street, and Clinton Avenue in the Lower Clinton Hill Area. A developer was designated in September 2003. It was necessary to rescind that designation in November 2003, due to a misunderstanding of the developer's price. The Authority had designated the developer at a price that did not include the actual cost of financing. After further review, a recommendation has been made to the Board of Commissions to designate another developer for this project. This resolution is on the agenda for the Work Session on January 15, 2004 and the Board Meeting scheduled for January 22, 2004. If the designation is made, construction is projected to commence by before Summer 2004.

Project NJ 2-50

This project consists of 88 units and a community building. Many of the units are to be constructed on land located on scattered sites in the North, Central and South Wards. Review of the proposal that was submitted has been completed. Only one developer responded to the request for proposals and, pending HUD and Board of Commissioners review, a recommendation will be made to designate a developer for this Project. A resolution is prepared for the agenda for the Work Session on January 15, 2004 and the Board Meeting scheduled for January 22, 2004. If the designation is made, construction is projected to commence by before Summer 2004.

Project NJ 2-53: Tony Gomes Construction Company

This is a project that consists of 56 units and a Community Building that will be constructed on two blocks located on Elizabeth Avenue and a block located between Hillside Avenue and Irvine Turner Blvd. The Parties have reached agreement regarding the Turnkey Contract, the Site Plan, and other legal documents, subject to finalizing the Specifications. The Developer completed the Specifications and submitted them to the Authority for review on December 3, 2003. The Authority retained Armand Corporation to review the Specifications in detail. A detailed report comparing the Specifications with the Authority's requirements as outlined in the request for proposals was received on January 6, 2004. In house review of the report has been completed. A meeting with the developer to negotiate the final specifications is being scheduled; this is expected to occur during the third week of January 2004. The contract will be executed in sufficient time to commence construction in March when the construction season commences.

Status of all New Townhouse Units

<u>Status</u>	<u>Units</u>	<u>% of total</u>
Completed Units	1445	81.3%
Units under construction	100	05.7%
Units with respect to which Specification and contract terms are being negotiated.	56	03.1%
Units in 2 projects with resolutions on the Commissioners agenda designating developers.	176	09.9%